

**FOR
LEASE**

**7291 GREENBACK LN,
CITRUS HEIGHTS, CA**

±1,816 SF RETAIL SUITE AVAILABLE



SIGNING INCENTIVE

**1 MONTH FREE
PER YEAR OF TERM**

Any lease signed before 12/31/26.

BROKER INCENTIVE

5% COMMISSION

Any lease signed before 12/31/26.

▶ 3D VIRTUAL TOUR

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ROME
REAL ESTATE GROUP

SAN JUAN PLAZA SHOPPING CENTER

7291 GREENBACK LANE · CITRUS HEIGHTS, CA 95621

±1,816 SF AVAILABLE



AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	NNN COSTS	SPACE NOTES
3	±1,816 SF	\$1.50 PSF + NNN	\$1.08 PSF	Open floor plan layout

PROPERTY HIGHLIGHTS

PRIME CORNER

Prominent hard-corner exposure at Greenback Lane & San Juan Avenue

GROCERY-ADJACENT

Nestled between two bustling grocery-anchored centers

NATIONAL CO-TENANCY

Safeway, Sam's Club, Ross, Burlington, Kohl's & Dollar Tree

PYLON SIGNAGE

Dedicated position on the Greenback Lane monument sign

GREENBACK LANE FRONTAGE

45,875 average daily traffic along the property's frontage

HIGH-PROFILE OUT-PARCEL

Adjacent to the renowned San Juan Plaza

FREEWAY ACCESS

Just 2 miles from the I-80 interstate

AFFLUENT TRADE ZONE

One of Sacramento's most prosperous retail areas

BROKER INCENTIVE

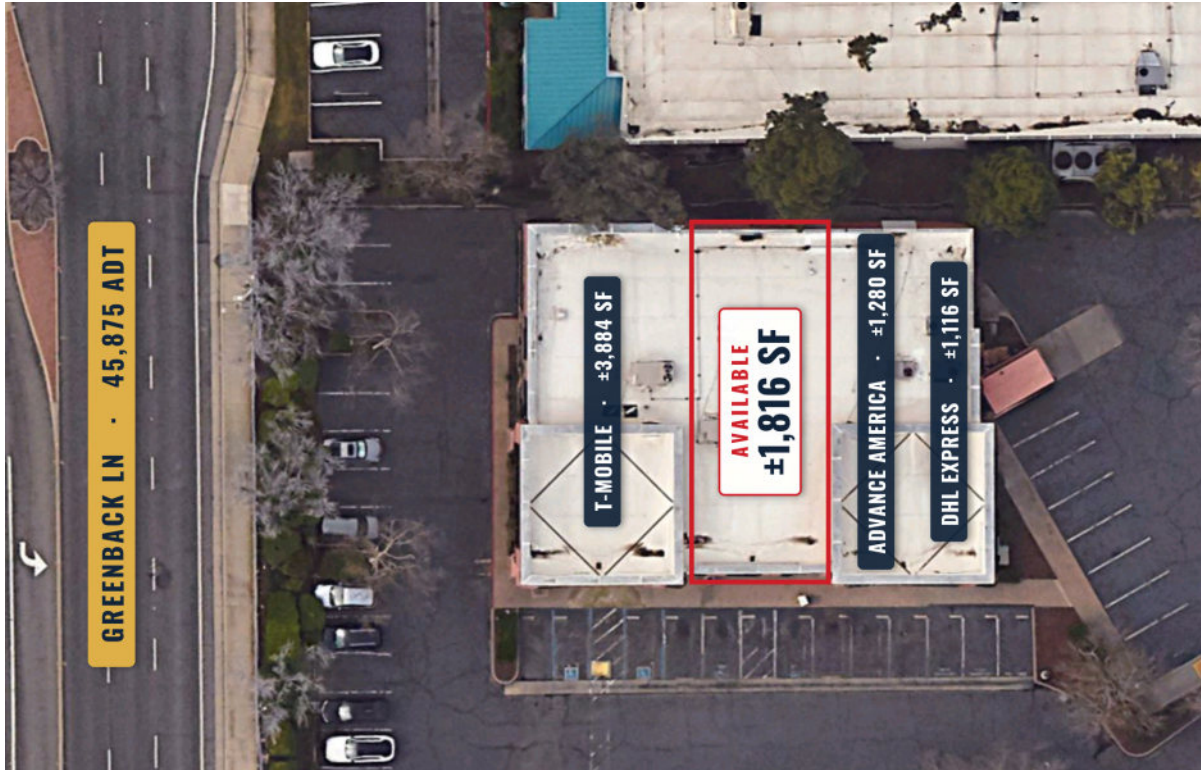
5% commission paid to brokers who procure a tenant.

SAN JUAN PLAZA SHOPPING CENTER

7291 GREENBACK LANE · CITRUS HEIGHTS, CA 95621

SITE PLAN · SUITE MIX

SITE PLAN



GREENBACK LANE

45,875

AVERAGE DAILY
TRAFFIC

SUITE MIX

AVAILABLE

±1,816 SF

IMMEDIATE OCCUPANCY

T-MOBILE

±3,884 SF

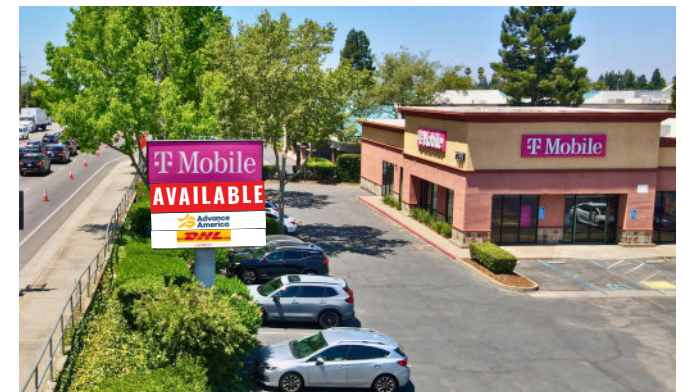
ADVANCE AMERICA

±1,280 SF

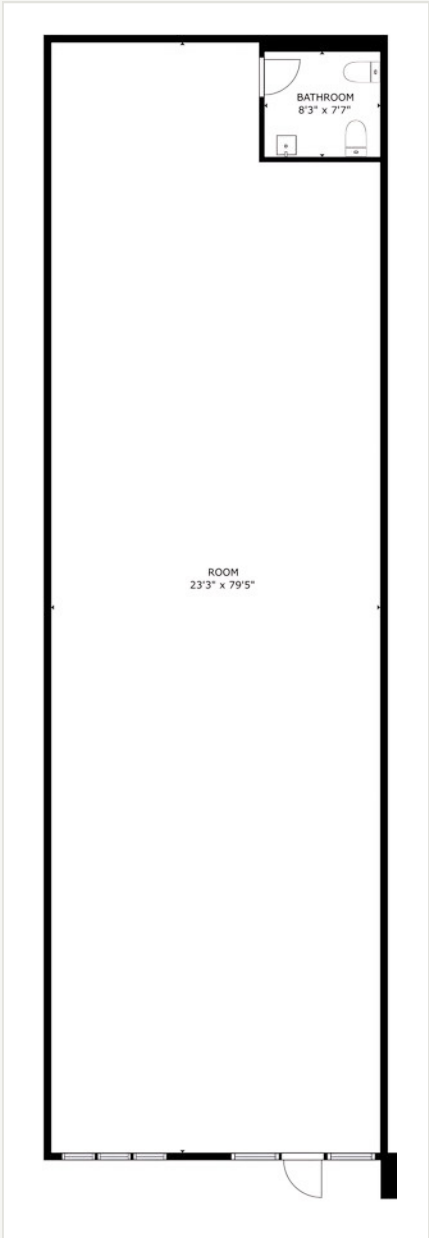
DHL EXPRESS

±1,116 SF

MONUMENT SIGNAGE



SUITE 3 · FLOOR PLAN



SUITE 3

±1,816 SQ. FT.

VIEW 3D TOUR

LEASE RATE

\$1.50 PSF + NNN

NNN COSTS

\$1.08 PSF

SUITE LAYOUT

OPEN FLOOR PLAN

The suite features an open floor plan, with a restroom in the back.



EXTERIOR PHOTOS

7291 GREENBACK LN
CITRUS HEIGHTS, CA 95621





PROPERTY LOCATION



Tuesday Morning



IMMEDIATE RETAIL AERIAL

RETAIL AERIAL



PROPERTY
LOCATION



Sam's CLUB
KOHLS
ROSS
DRESS FOR LESS
Burlington
SAFEWAY
O'Reilly
DOLLAR TREE

CHUCK E. CHEESE'S
BIG 5
SPORTING GOODS
Firestone

Party City
SPROUTS
FARMERS MARKET
The BEACH HUT
DELI
PIZZA HUT
RITE AID
Marshalls
Staples

Sunrise MALL
JCPenney
★ macy's

99¢ only
STORES
CRUNCH

EXOTICS
AUTO PROS
7
ELEVEN
Papa Murphy's
TAKE 'N' BAKE PIZZA
Pollo Loco

TARGET
OLD NAVY
LOWE'S
Walmart+
BEST BUY
HOBBY LOBBY

BELLA VISTA
HIGH SCHOOL

MADISON AVE

SAFEWAY
CVS
pharmacy

ARCO
DUTCH BROS
Coffee

Raley's
planet fitness
T
Goodwill

NORTH RIDGE
Country Club

SUNRISE BLVD.

DUTCH BROS
Fair Oaks
EXCEL
FITNESS
FAIR OAKS
American River
WOOD • VINYL • CARPET • TILE
FLOORING
KOVAR'S
SATORI ACADEMY
MARTIAL ARTS & FITNESS
Pitch & Fiddle
SACRAMENTO, CA

DEMOGRAPHIC SUMMARY REPORT

7291 GREENBACK LN · CITRUS HEIGHTS, CA 95621



POPULATION
2023 ESTIMATE

1 MILE	21,643
3 MILES	162,643
5 MILES	395,296



POPULATION
2028 PROJECTION

1 MILE	22,142
3 MILES	166,149
5 MILES	404,647



HOUSEHOLD INCOME
2023 AVERAGE

1 MILE	\$80,113
3 MILES	\$90,474
5 MILES	\$92,717



HOUSEHOLD INCOME
2023 MEDIAN

1 MILE	\$66,164
3 MILES	\$73,328
5 MILES	\$72,731



2023 POPULATION BY ORIGIN

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

WHITE	17,815	132,665	307,374
BLACK	959	7,770	24,831
HISPANIC ORIGIN	4,212	27,711	73,101
AM. INDIAN & ALASKAN	278	2,131	5,567
ASIAN	1,076	8,618	28,622
HAWAIIAN & PACIFIC ISLANDER	151	1,064	2,871
OTHER	1,365	10,395	26,030

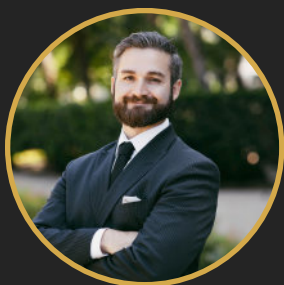
FOR LEASE

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CONTACT US

For more information about this retail suite



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FOLLOW



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SCAN FOR MORE INFORMATION

